

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for March 2, 2005 PLANNING COMMISSION MEETING

P.A.S.: County Misc # 05003 - County Street and Road

PROPOSAL: Text amendment to County Subdivision Regulations
Chapter 5, Section 5.01, Street and Road Improvements

CONCLUSION: This amendment modifies the existing County Subdivision Resolution to reflect adjustment of the standards the County Engineer applies to street surfacing. This language is consistent with the 2025 Comprehensive Plan.

<u>RECOMMENDATION:</u>	Approval of attached text
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HISTORY: The County Engineer has proposed changes to the standards of county roads to the County Board.

ANALYSIS:

1. The proposed subdivision change is listed below. The intent of the change is to remove the language referencing pavement depth and instead refer to the County Engineers specifications. Traffic increases and requests for existing subdivisions to pave county roads have caused the County Engineer and County Board to increase the pavement standard. Adjustment of the language will allow this and future changes to be made as warranted.

Proposed Language:

Lancaster County Subdivision Regulations - Resolution # 3404

CHAPTER 5

MINIMUM IMPROVEMENTS

Sec. 5.01. STREET AND ROAD IMPROVEMENTS. All streets, roads and public ways within the subdivision shall be graded to the standards described in Resolution No. 3039 or in Chapter 4 of these regulations and shall be surfaced as follows:

(a) When streets and roads are located within a platted area where the average lot size is one-half (½) acres or less, or where there are two or more dwelling units per acre, such roads shall be constructed in accordance with the City of Lincoln standards and regulations for residential streets and shall include curb and gutter.

(b) When streets and roads are located within a platted area where the average lot size is less than 3.0 acres ~~two (2) acres or less~~, but more than one-half (½) acre, such roads shall be hard surfaced with six (6) inches of asphaltic concrete ~~a type of material and thickness~~ as specified by the Lancaster County Engineering Department. However, where additional traffic is anticipated, the County Engineer may specify other surfacing and an increase in thickness.

(c) Streets and roads located in platted areas which are not included in (a) or (b) above shall be surfaced with three (3) inches of crushed rock embedded into the subgrade during construction and one (1) inch of gravel. The crushed rock and the gravel shall conform to Section 1033 of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units). (Resolution #R-01-5; January 30, 2001)

Construction procedures for streets and roads shall conform to subsections 204.01, 204.02 and 204.03 for Class III embankments of the State of Nebraska Department of Roads Standard Specifications for Highway Construction (1997 - English Units). The required density shall be ninety-five percent (95%) for gravel surface and one hundred percent (100%) for paved surface of the maximum dry density, and required moisture content shall be between optimum and optimum plus two percent (2%). (Resolution #R-01-5; January 30, 2001)

All construction shall be subject to inspection and approval by the County Engineer. (June 26, 1990; Resolution No. 4653).

Prepared by:

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February 7, 2005

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